

Meeting Minutes

Hiawatha Campus Expansion Project Site Guidelines Advisory Committee 6:30pm to 8:30pm Wed June 28, 2017

Members Present: Jose Luis Villaseñor, Carol Pass, Patty Zanski-Fischer, Cassandra Holmes, Steve Sandberg, Aisha Gomez, Chantel (for Sindy Wright), Rosie Cruz

Staff: Bob Friddle, Michelle Chavez, Mark Garner, Lisa Cerney

Guests: David Serrano (RSP), Brad Pass, Gilberto Onofre, Timothy Den Herder-Thomas, Joan Vanhala, Jeremy Mayberg (RSP), Rep. Karen Clark, Dean Dovolis, Steve Maurelli (RSP)

Welcome and Introductions: Permission was granted by all attendees to record this meeting and broadcast live on Facebook

1. First Meeting Review and Feedback from GAC and constituencies

- GAC members shared feedback from the community and past community visioning and work that has been done regarding the site. There were several hand-outs (included) and several visual aids (JPEGs included)
- Guests were invited by GAC members to present on community planning, solar and legislative efforts
 - Dean talked about the history of community based planning at the site and beyond, including a vision that was developed for housing at the foundry and asphalt plant sites, and aquaculture and other small sustainable business within and community solar collection atop the existing Roof Depot building.
 - Timothy talked about his work in the solar industry (Shilo is one of their projects) and indicated that this site is ideal for community solar. Can serve approx. 150-200 households from an array this size
 - Rep. Karen Clark shared history of environmental justice issues in East Phillips along with a map of impacts (photo). Labeled "Arsenic Triangle" in 2008. Major part of East Phillips was a superfund site. Handed out H.F. NO3293 1.18 – MPCA permitting requirements in East Phillips (included). Karen will email the GAC the new legislation with award amount for East Phillips.
- Traffic is a major issue in the neighborhood and around the site. Residents and GAC members want to know of any studies and what can be done. Major safety issue. Lisa Cerney of Public Works will connect with Aisha Gomez (CM Cano's aide) on neighborhood traffic issues and how best to have another conversation about this.
- Greenway is rich in cultural diversity and important to connect to site to LRT and greenway
- The GAC wants the development to be mutually beneficial to neighborhood and City
- Can the buildings be kept instead of torn down?
- Slow down the site development
- The arsenic plume in groundwater is a concern.
- Neighbors want remediation to follow residential requirements.
- Is there an incentive for community members or funding for staff / organizer?
- Property Services and Public Works will need some time to answer the many community questions and feedback and will respond by the next meeting. The response will include questions/concerns from the comment cards submitted by the guests

2. New Business

- Powerpoint was used (will be available on website
<http://www.minneapolismn.gov/publicworks/HiawathaCampusExpansion>)
- Review of existing Roof Depot building: Arsenic plume goes across the south half of the site. Runs from east to west and is 25-30 feet down.

- Contamination was in the 30s to the 60s. Built the site in the 40s. Former rail yard.
- The column spacing doesn't work for the City's needs (hence demo.)
- Current roof won't support solar (hence demo.)
- Grant for solar is \$10,000 for investigative engineering on solar (grant based on serving low income residents)
 - The solar grant goes directly from the Department of Energy to the feasibility study engineers, and this project will be in a pool of 100 projects from which three are chosen for further funding support
- There are a lot of questions regarding zoning and re-zoning from I1 to I2. Can the City reverse this approach (I2 to I1)?
- Cumulative Effects legislation: No City use or function at this site will require an MPCA pollution permit to be acquired, so the cumulative effects legislation does not apply; it does not cover vehicular sources, only stationary. Moreover, the MPCA will not agree to be involved with a voluntary cumulative effects study, since they do not have staff and funding support available for such efforts.
 - Plan is that the City will keep the uses at the site for 50-70 years
 - The City does have a "green fleets" policy. The number of diesel vehicles at this site will be small, and all have state of the art filtration. The City is exploring compressed natural gas as an alternative. Right now there are not a lot of PW electric vehicles.
- The City is considering an enhanced landscape buffer and grant funded public art
- Several examples were shown (on PPT) of various developments in Phillips and City owned land that is not developed (for comparison to site use options). If a portion of the site is made available for private or community development, it becomes CPED project and RFP is done. No City owned site gets sold until development is approved by City.
- Several examples were shown (on PPT) of public site use. 1.5 and 1.9 acres were shown and various options and pros and cons for various uses. Mostly focusing on lower SW corner of the site. (1.9) acres is not as suited for commercial development
- GAC should move toward consensus on a site plan should City council approve a portion of the site for private or community development.
- Are there portions that the City won't be using during the evening that the community can use?
- Can you show the 1.5 acres on a curve? (Some challenges with entrance). Can the City look at moving back the access point?
- Can we get a map of where Bituminous can move? Bituminous would need to get a broker to help if they wish to relocate; CPED can assist businesses with site searches for available and appropriately zoned properties located within the City. It was discussed that this is not in the scope of the City/GAC process.
- Cassie Holmes streamed the meeting live on her FB Page

Next Meeting – Wednesday July 19th 6:30pm to 8:30pm at Hiawatha Maintenance Facility
Submitted by M. Chavez

CITY OF MINNEAPOLIS

HIAWATHA - PHASE 2

DRAFT 06/28/2017



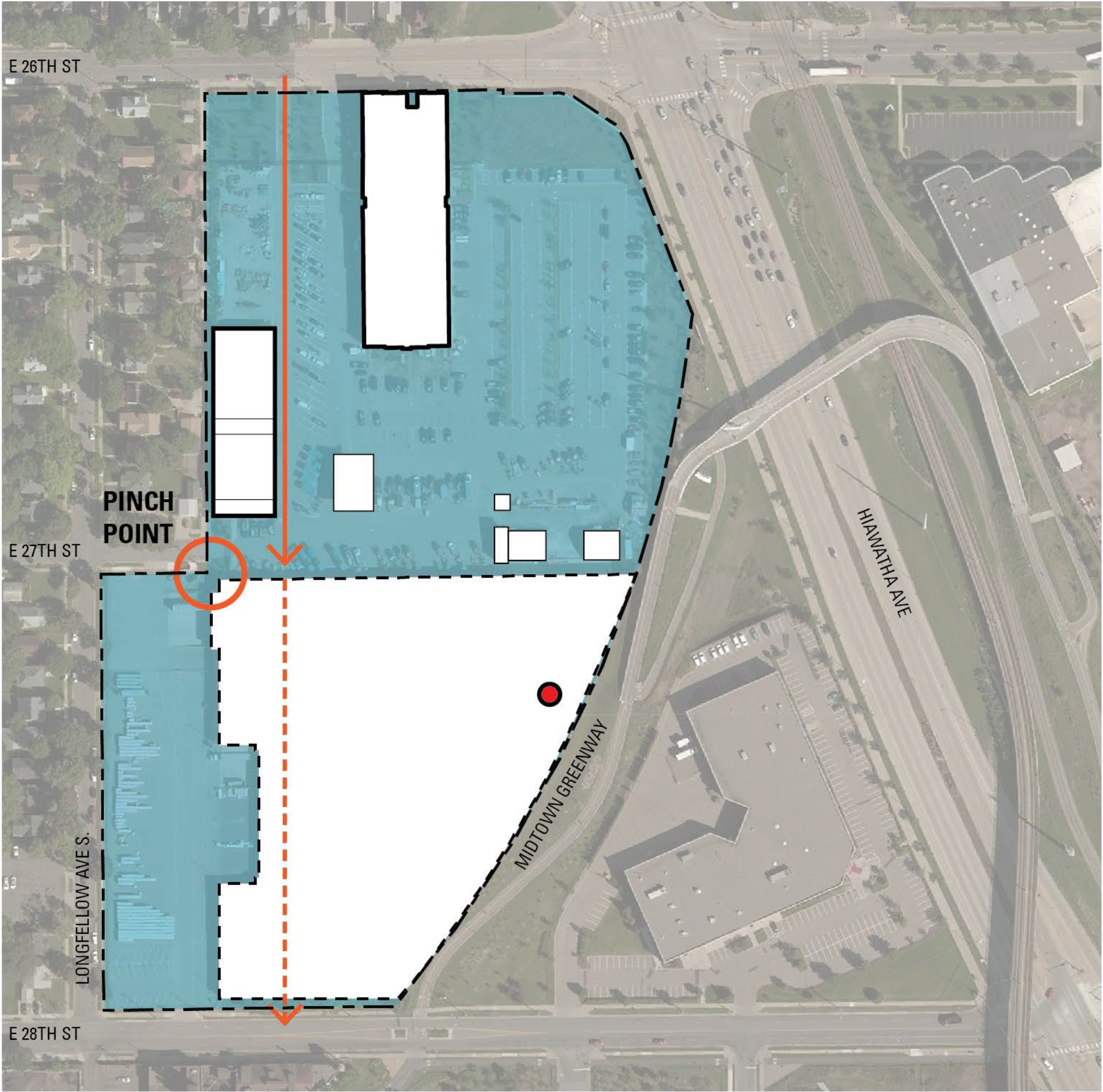
SITE PLAN
EXISTING SITE



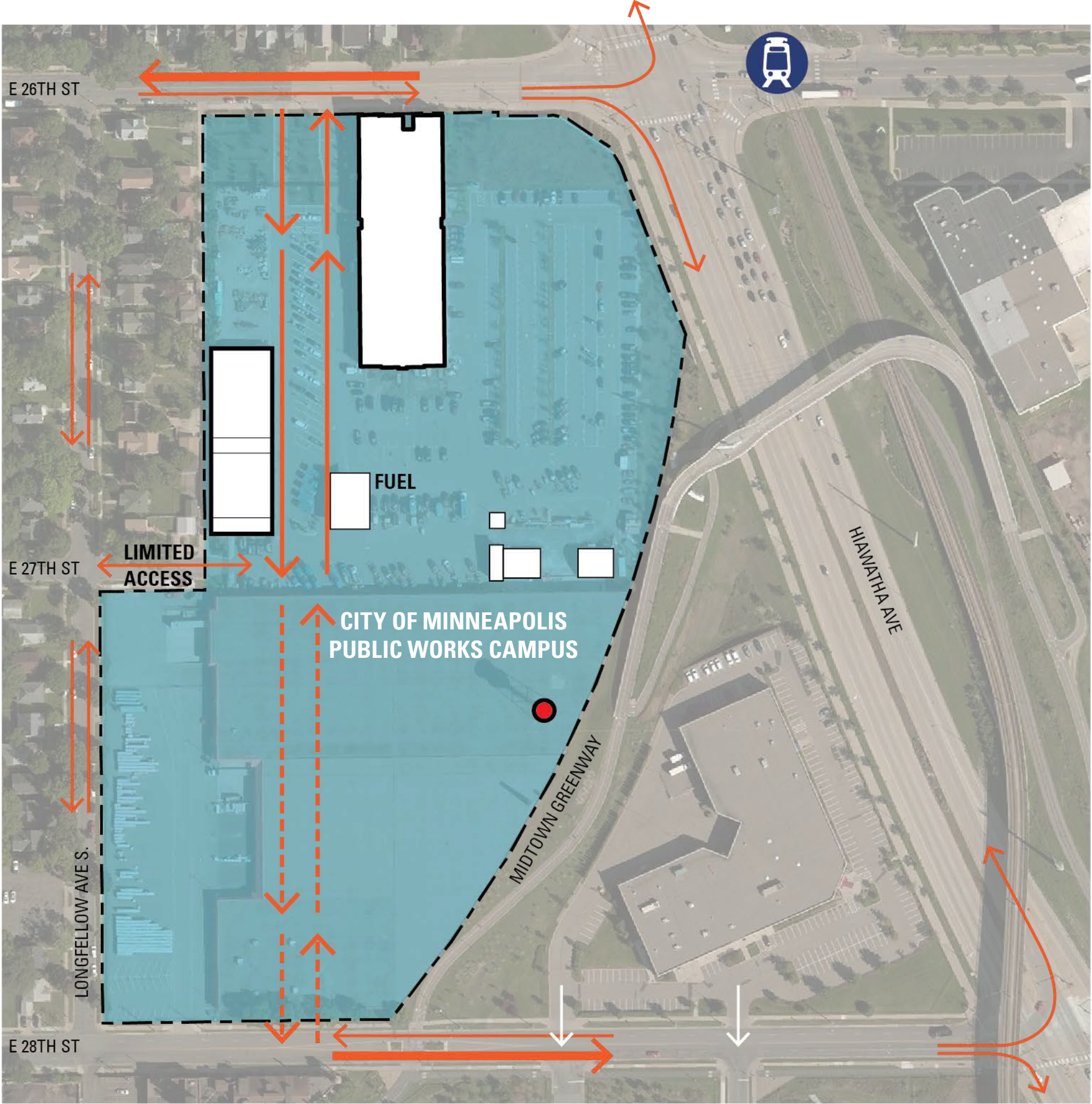
SITE PLAN
ENVIRONMENTAL ISSUES



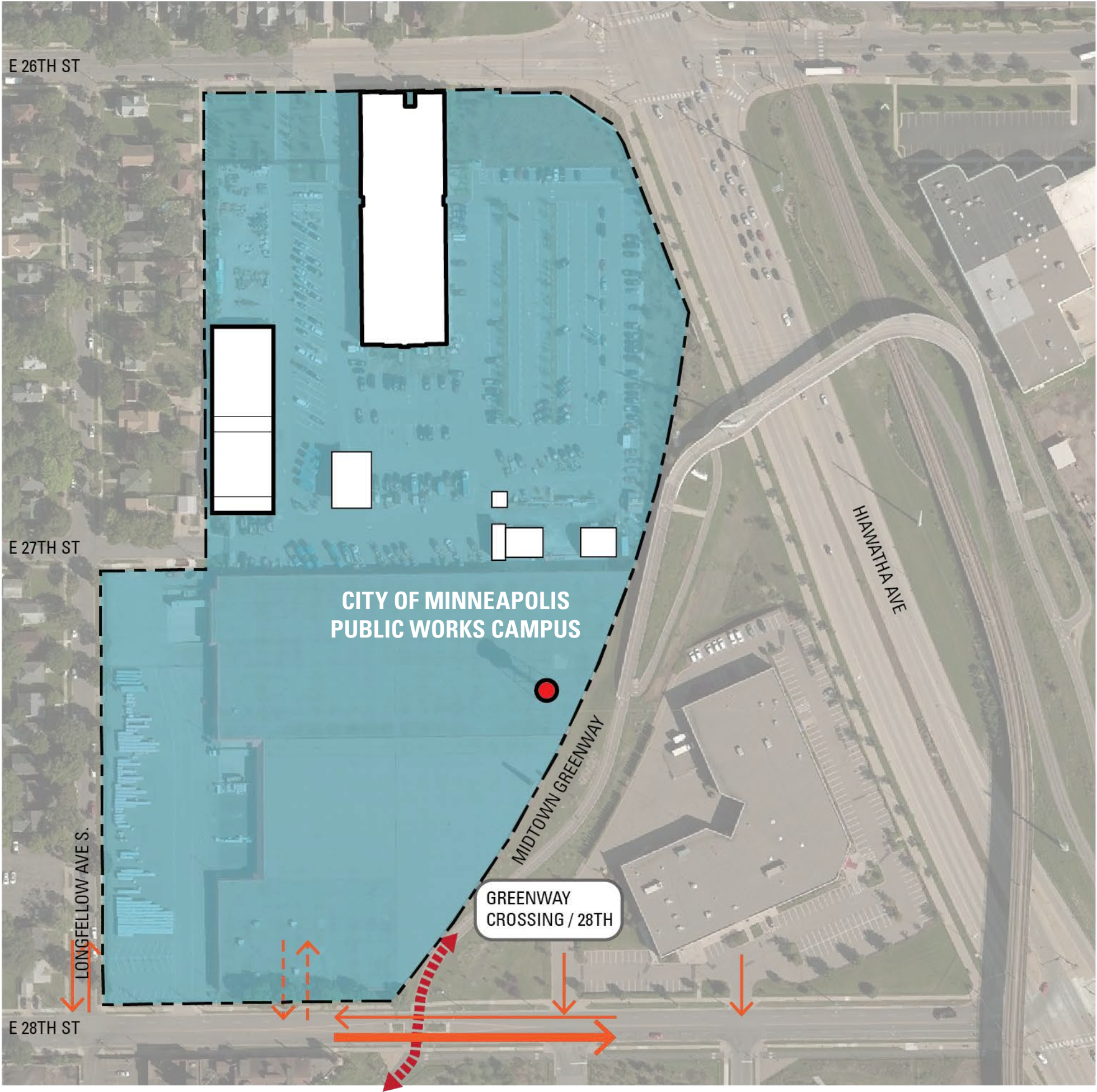
SITE PLAN
ROOF DEPOT LOCATION



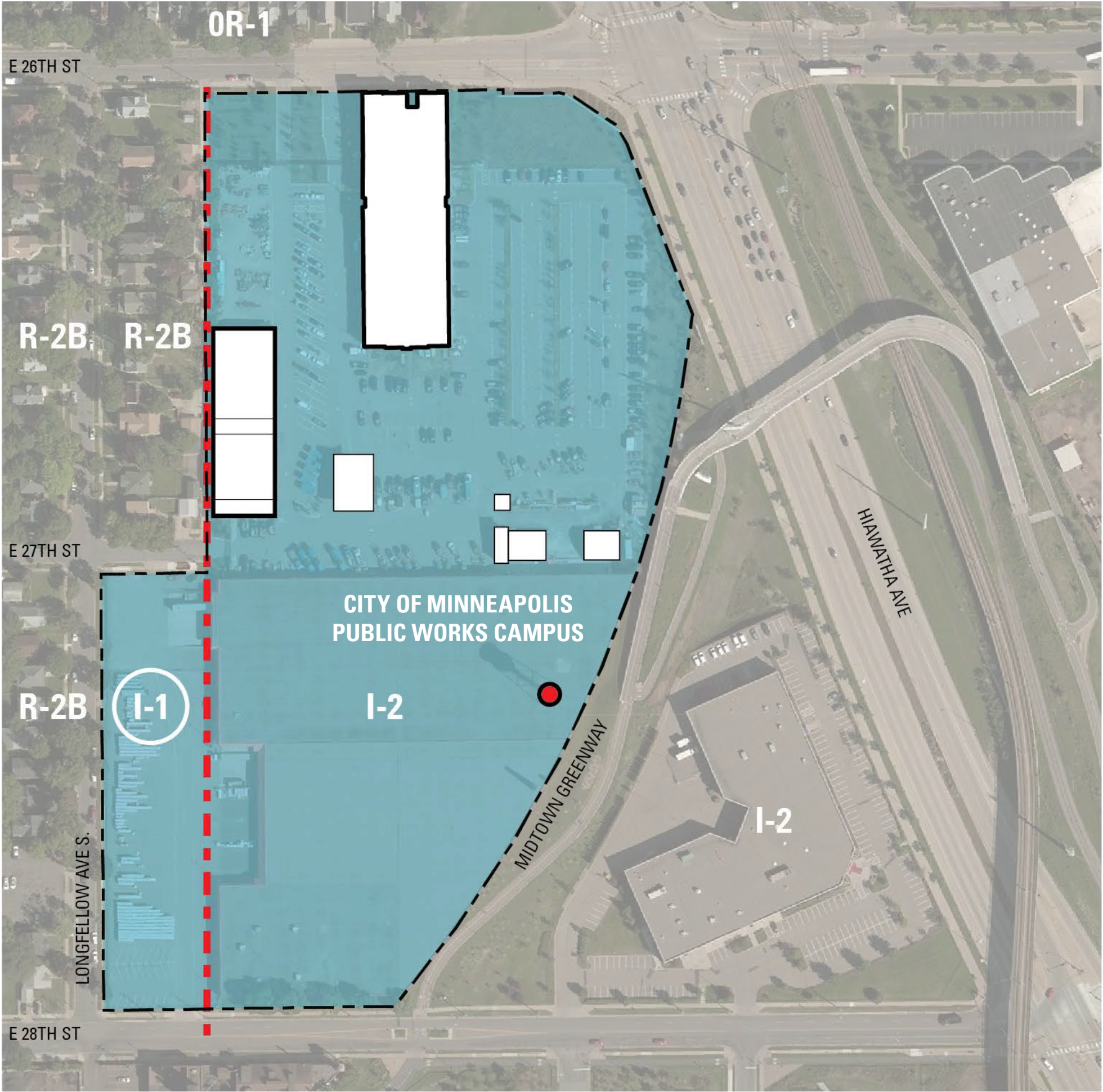
SITE PLAN
SITE CIRCULATION



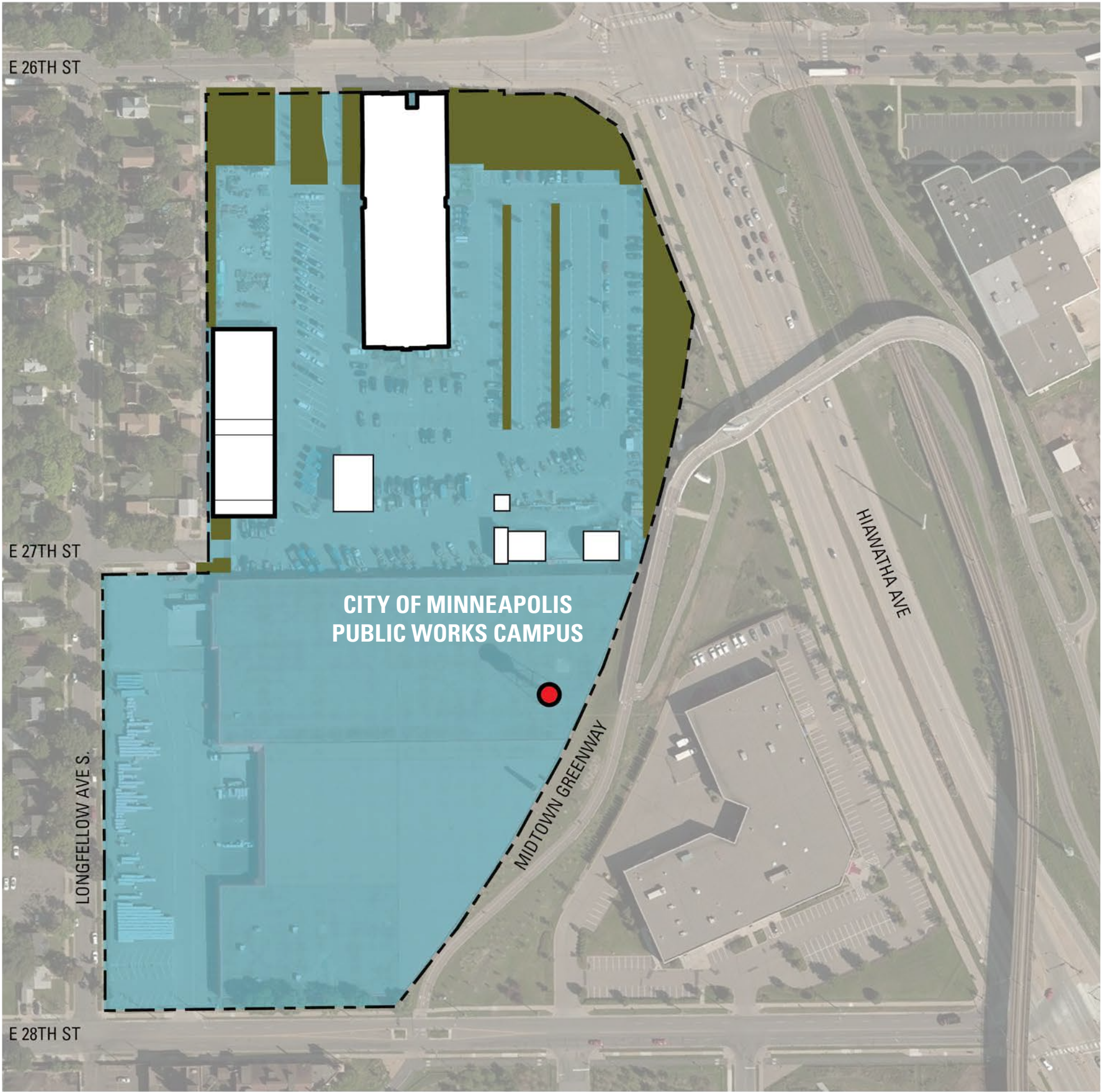
SITE PLAN
GREENWAY CROSSING



SITE PLAN
ZONING



SITEPLAN
EXISTING GREEN SPACE



SITEPLAN
PROPERTY LINES AND SETBACKS

TYPICAL RESIDENTIAL
SETBACK

PROPERTY LINE
- 0' SETBACK

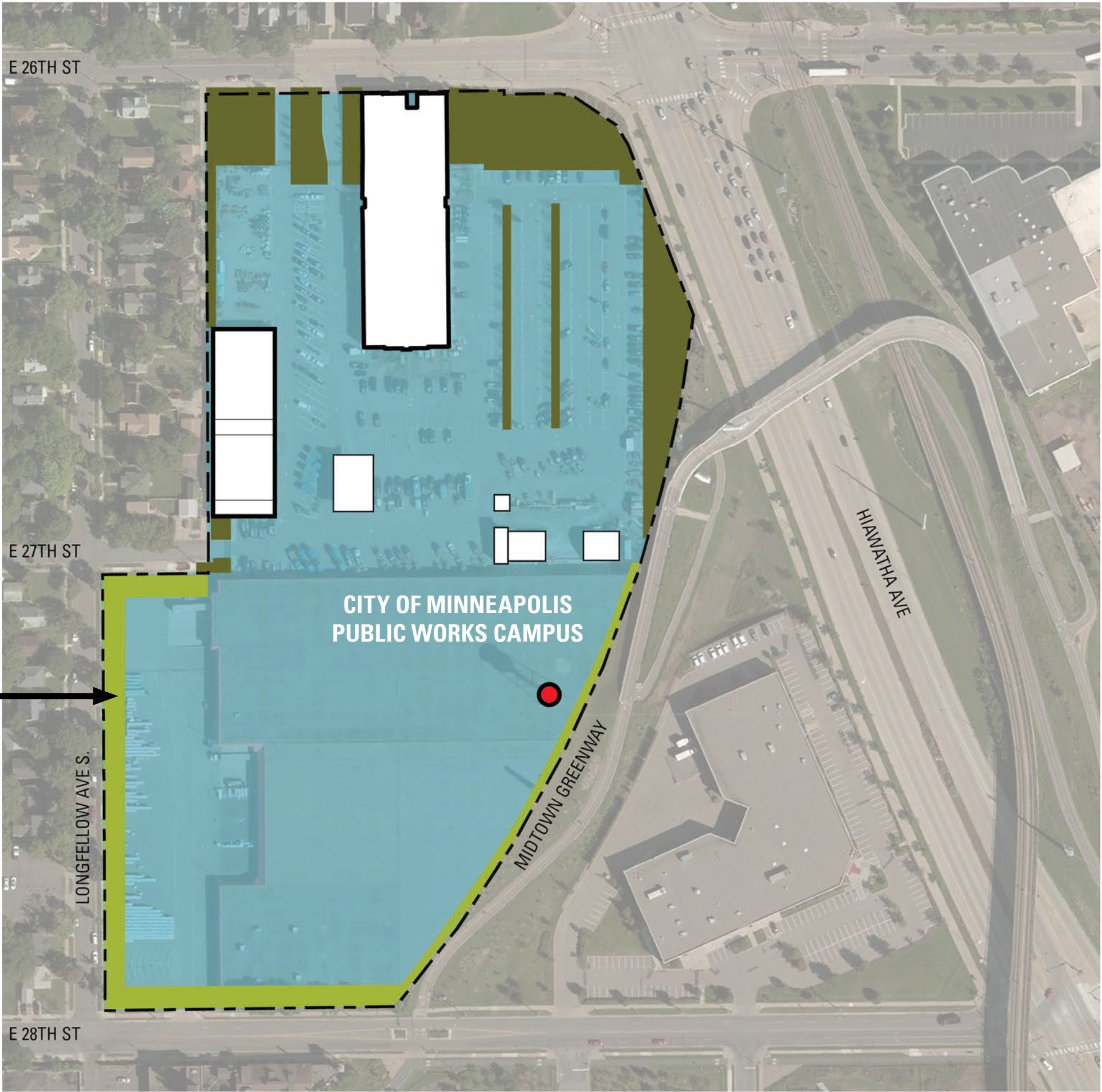
R-2B

I-1

I-2

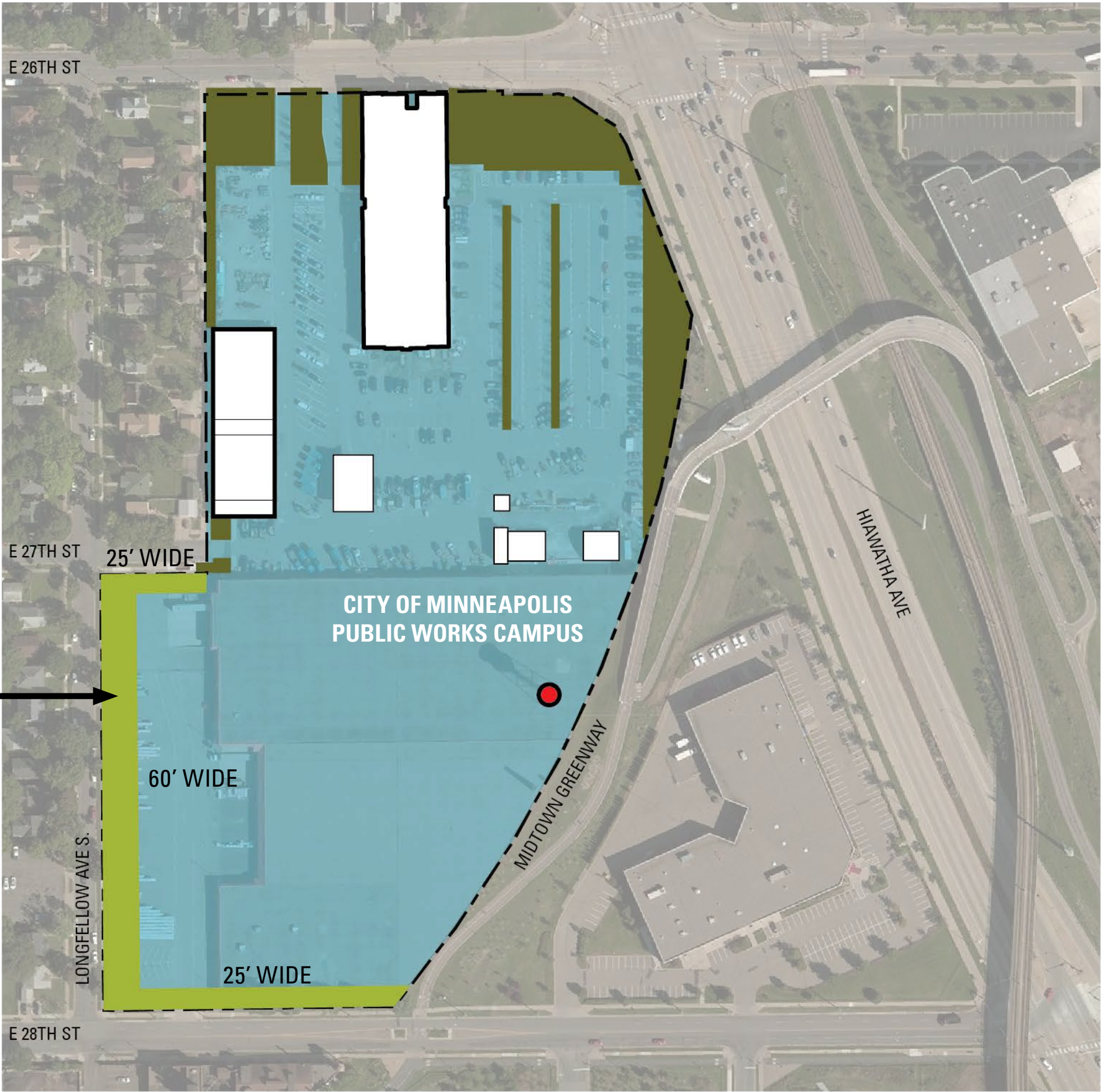


SITEPLAN
MINIMUM GREEN SPACE



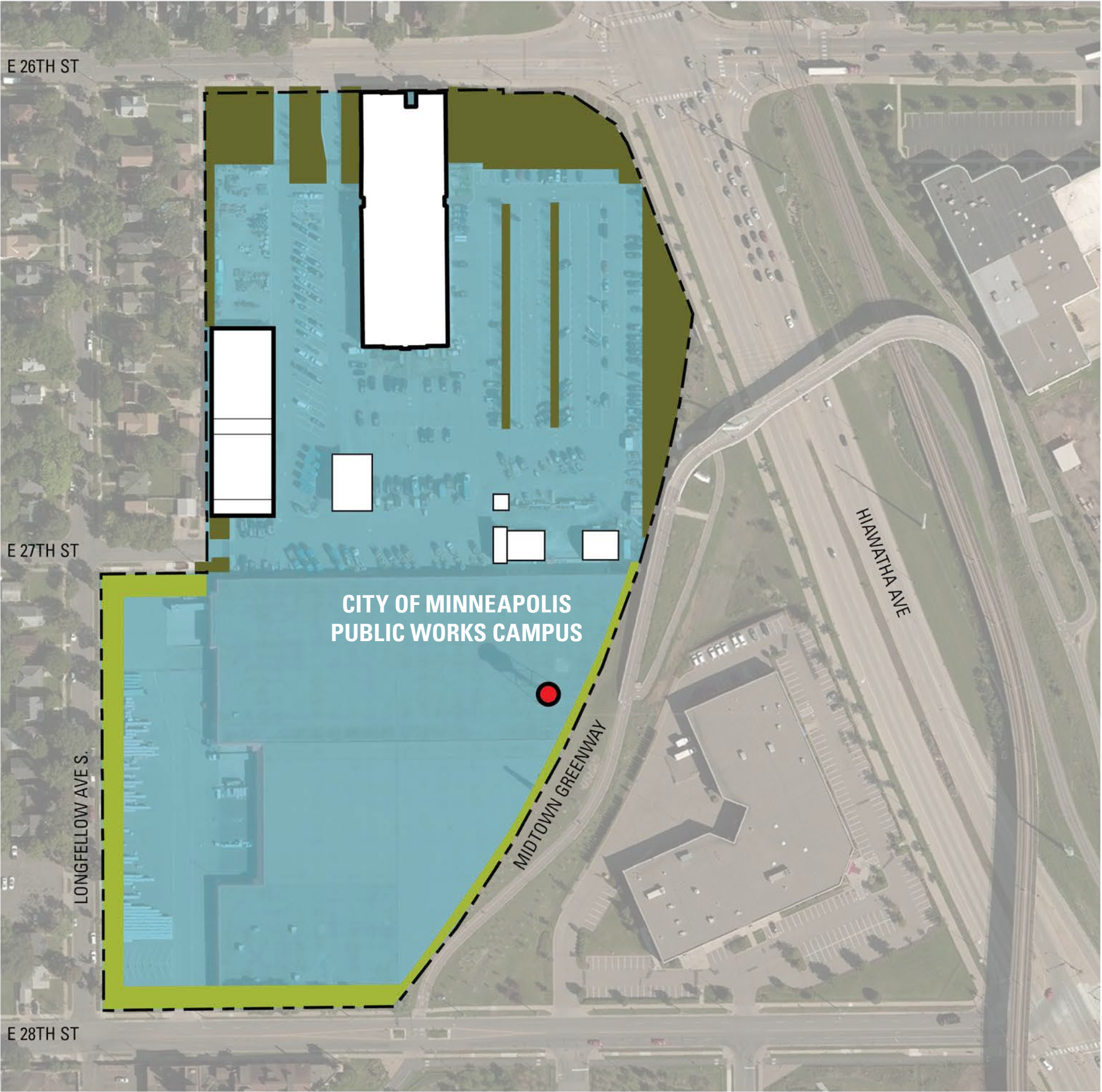
LANDSCAPE BUFFER
40,000 SF (ESTIMATE) =
20% OF LAND NOT COVERED BY
BUILDINGS

SITEPLAN
MINIMUM GREEN SPACE

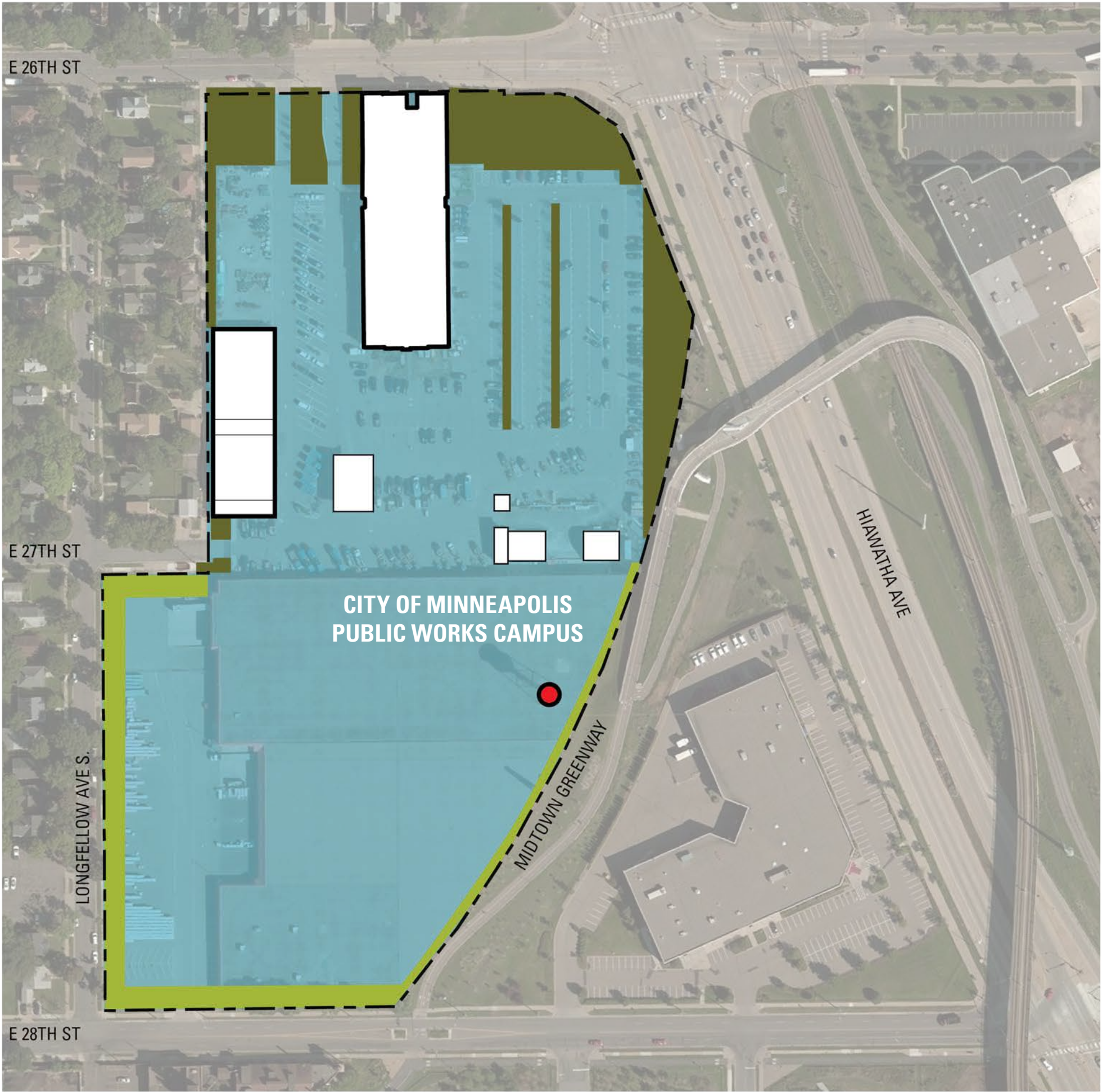


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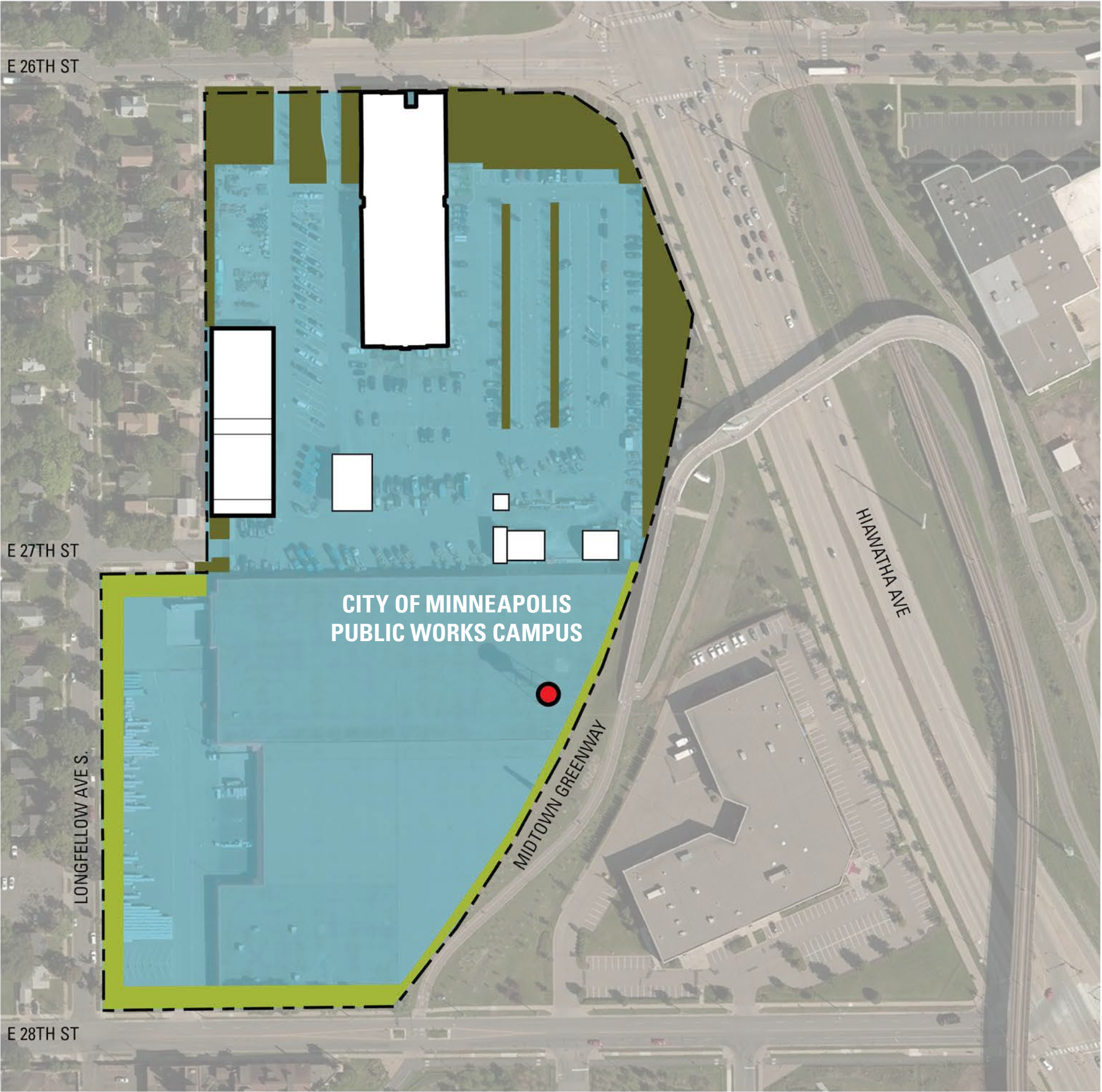
SITEPLAN
SCREEN WALLS AND SEATING



SITEPLAN
LANDSCAPED BUFFER &
RAIN GARDENS



SITEPLAN
PUBLIC ART



AREA MAP
COMMUNITY GARDENS



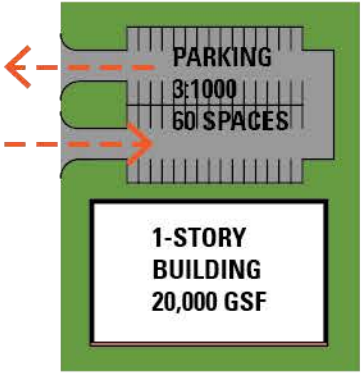
AREA MAP
PARKS AND PLAYGROUNDS



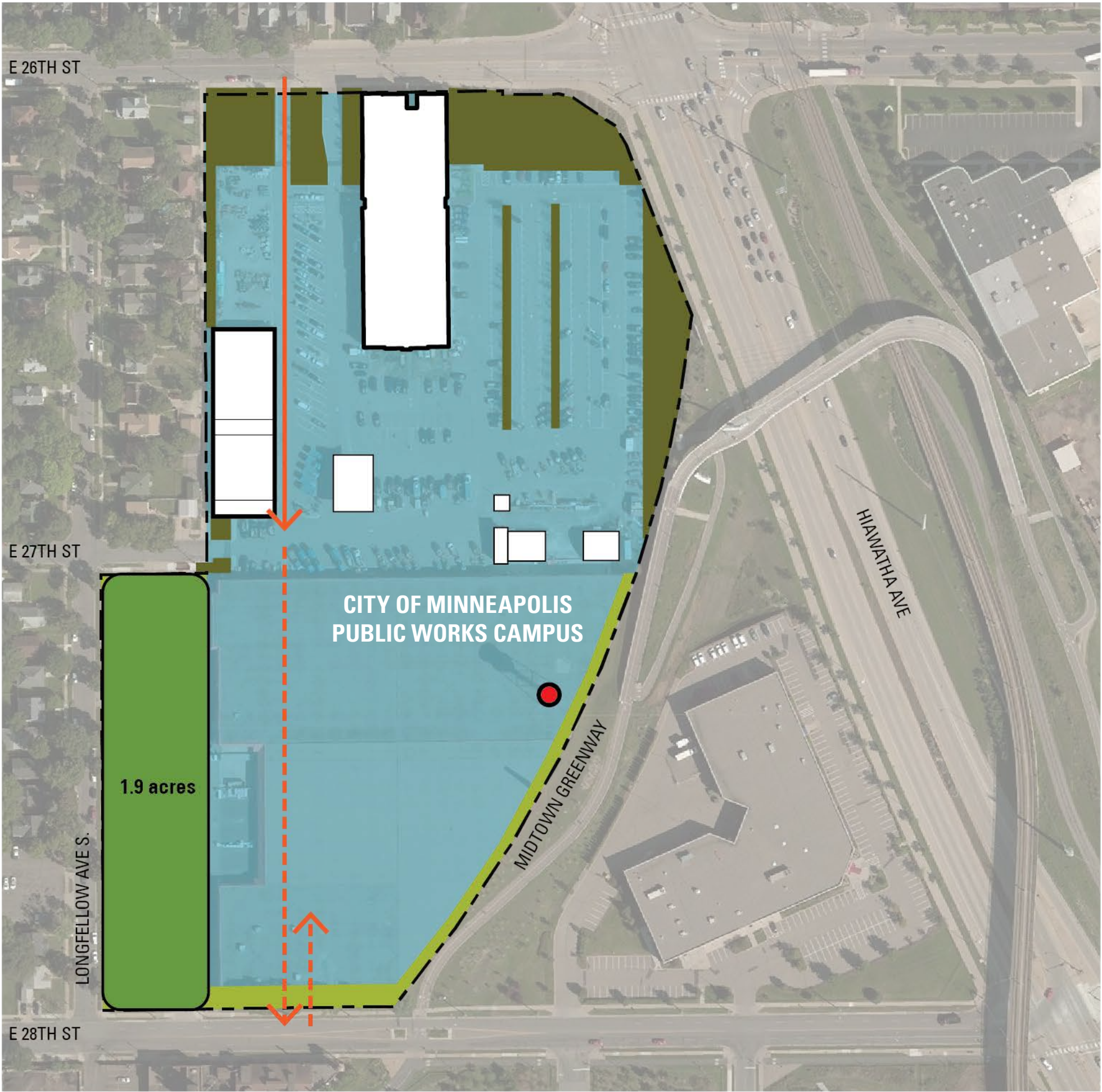
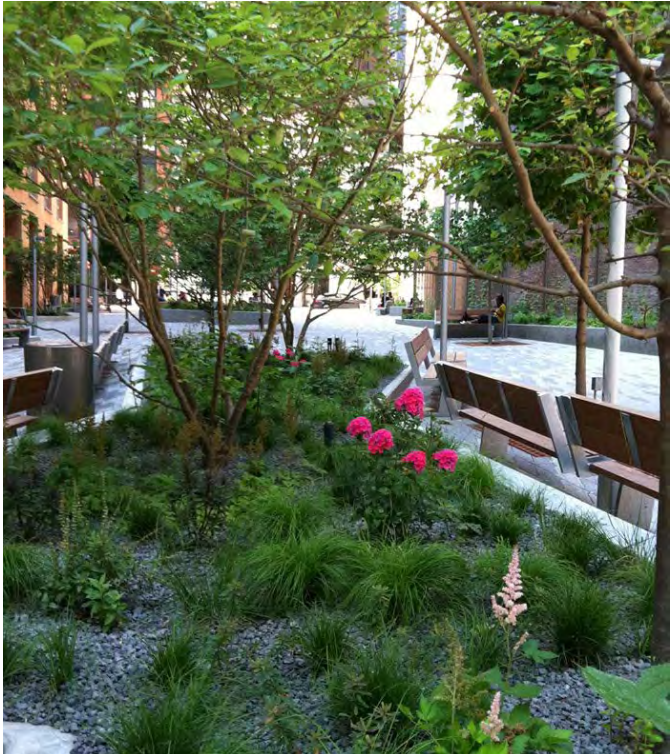
OPTION 01
1.5 ACRE SOUTHWEST SITE



POTENTIAL DEVELOPMENT:



OPTION 02
1.9 ACRE BORDER



OPTION 03
1.5 ACRE SITE BUFFER

